

June 22, 2010

Site Plan: Meadowbrook Addition, Block 7, Lot 1 (SPRP10-0004)
Owner(s): Frisco Family Services Center

DESCRIPTION:

Two retail buildings on one lot on 4.3± acres on the west side of Dogwood Street, 200± feet north of Main Street. Zoned Retail. Neighborhood #11. SM

REMARKS:

Access: Access is provided from Dogwood Street. The southern driveway straddles the property line; therefore, off-site Fire Lane, Access and Utility easements will be dedicated prior to construction.

Cross access: Cross access is provided to the south. A drive aisle is shared with the property to the south for which an access easement will be dedicated prior to construction.

Parking: Parking is adequate.

Open Space: Open space is adequate.

Tree Preservation: The site does not contain any protected trees.

Landscape Plan: A landscape plan has been submitted for staff review.

Screening: A landscape screen is proposed on the north and west property line. The vegetation on the west property line is within a 15-foot utility easement and will meet distance requirements from utility lines. It will only extend along the proposed development as screening south of this will be addressed with redevelopment. A Living Screen Plan has been submitted (see attached).

The Comprehensive Zoning Ordinance requires a living screen be approved by the Planning & Zoning Commission. The proposed screening option has been reviewed and approved by the City's Landscape Architect.

Façade Plan: A façade plan has been submitted for staff review.

Additional Information: A portion of the property is developed for Frisco Resale and associated parking. The new retail building and adjacent storage building will provide room for expansion and allow the temporary storage units to be removed.

The property consists of three lots which will be platted as one lot on the replat, which will be submitted at the completion of construction.

There is an alley along the northern property line that provides access to the residential lots. This alley was built on the retail property without any right-of-way or easement. The applicant will dedicate the right-of-way for the alley with the submission of the replat.

RECOMMENDATION:

Recommended for approval subject to:

1. Staff approval of the façade plans.
2. Staff approval of the landscape plans.
3. Dedication of off-site Fire Lane, Access and Utility Easements prior to release for construction.
4. Planning & Zoning Commission approval of a living screen.
5. Approval and recordation of a replat prior to Final Acceptance.
6. Additions and/or alterations resulting from Engineering Services' review of the construction plans.